

**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, OCTOBER 17, 2018
APPROVED MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chairperson Lisa Sadinsky; Commissioners: Jared Grise, Michael Johnson and Donald Neville; Alternate: Mike D'Amato; Brian Pudlik, ZEO and Secretary to ZBA

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Wednesday, October 17, 2018, at 7:00 p.m., to hear and act on the following petitions:

#16-18 12 South Main Street – Petition of Modulex New England requesting a variance to Section 177-33 (G)(2)(a)[1][d], standards for free-standing signs, which restricts the number of free-standing signs to one (1) per property. Requesting a variance of six (6) signs for a total of seven (7) signs located throughout the property of the First Church of Christ, for the purpose of building identification and wayfinding, per plans on file. **BC zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request will not adversely impact neighboring properties.
3. The proposed signs will serve to better direct the church community to get where they need to go within the property.

VOTE: 5-0; Voting in favor were Commissioners: D'Amato (seated for Doyle), Grise, Johnson, Neville and Sadinsky

Voting against: None

Petition approved.

#17-18 90 Mountain Terrace Road – Petition of M. Shepard requesting a variance to section 177-20(D), Obstructions in Yards. Requesting a +/-6-foot variance to the 35 foot building line for the construction of a 14-foot addition to an existing 2-car attached garage, per plans on file. **R-13 zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:



Commissioner Grise made a motion to grant the petition; second by Commissioner Neville. In reaching its decision, the Board found the following conditions to exist:

1. The applicant was not able to present a legal hardship as rationale for why the variance should be granted.
2. The proposed addition could be designed such that a variance would not be required or a similar solution could be achieved by placing a shed on the property, which would also not require a variance.

Voting in favor: None

Opposed: Commissioners: D'Amato (seated for Doyle), Grise, Johnson, Neville and Sadinsky

VOTE: 0-5; Petition denied.

#18-18 **22 Whetten Road** – Petition of J. Rossi requesting a variance to section 177-20(D), Obstructions in Yards. Requesting a +/-19-foot variance to the 47 foot building line in order to maintain an existing fence that is greater than four feet in height and less than half-solid. **R-13 zone**

Continued to the November 14, 2018 regular meeting of the ZBA

#19-18 **24 Pelham Road** – Petition of E. Matthew requesting a variance to section 177-20(E), Obstructions in Yards. Requesting a +/- 13 percent (212 square feet) variance to the 25 percent coverage limitation of the required rear yard, for the construction of a new 24' x 26' garage, per plans on file. **R-6 zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request will not adversely impact neighboring properties.
3. The area of the rear yard setback is small due to the narrowness of the lot which means that the 25 percent coverage threshold required by ordinance allows for only small garage, which is inadequate for a family.

VOTE: 5-0; Voting in favor were Commissioners: D'Amato (seated for Doyle), Grise, Johnson, Neville and Sadinsky

Voting against: None

Petition approved.

#20-18 **932 New Britain Avenue** – Petition of A. Vo requesting location approval for a used car dealer/repairer license on a property previously used for the same purpose, per plans on file. **BG zone**

At the regular meeting of the Zoning Board of Appeals, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Grise. The Board made its decision to grant the petition with the following conditions:

1. The hours of operation for repairs shall be: Monday – Friday 9:00 am – 5:00 pm; Saturday & Sunday: 9:00 am – 1:00 pm.
2. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
3. The premises shall be in compliance with the approved site plan on file at all times
4. No dismantled/junk vehicles shall be stored outside the building and visible from the street.
5. No discarded parts shall be kept outside the building.

VOTE: 5-0; Voting in favor were Commissioners: D'Amato (seated for Doyle), Grise, Johnson, Neville and Sadinsky

Petition Approved.

#21-18 **977 New Britain Avenue** – Petition of West Hartford No. 2, LLC requesting a variance to section 177-8(E)(2)(a), Special flood hazard area. Requesting a variance to the requirement that all new structures in SFHA Zones A or AE shall have the bottom of the lowest floor elevated two (2) feet above the base flood elevation (BFE) for the construction of a new 7,422 square foot retail building at an elevation equal to the BFE, per plans on file. **BG zone**

Continued to the November 14, 2018 regular meeting of the ZBA

- Approval of minutes from the regular meeting held on June 20, 2018 & July 18, 2018 (Vote postponed)
- Adjournment (Motion: Neville; Second: Johnson/ Approved. Meeting adjourned at 7:45pm)